

Boone County Area Plan Commission
March 6, 2013 – 7:00 P.M.
Lamar Meeting Room-Boone County Government Building

Members attending: Sharon Walker, Alan Wilhoite, Tad Braner, Doug Akers, Jay Schaumberg and Gary Hiese

Members absent: Ken Hedge

Staff attending: Rachel Cardis, Carla Hedrick and Sergey (filling in for Bob Clutter)

Jay Schaumberg called the meeting to order at 7:00 p.m. by leading the pledge of allegiance and followed by introductions. He also had those in the audience introduce themselves; Don Lawson, County Commissioner and Jennifer (from Bob's office). [Aaron Smith arrived shortly after the meeting started.]

Approval of Agenda: No changes to the agenda

A. Old Business Public Hearings

None at this time

B. New Business Public Hearings

None at this time

C. Violations Report

Sergey stated there were no new violations to report on

D. Approval of Minutes

1. Minutes of November 7, 2012
2. Minutes of February 6, 2013

Sharon Walker made a motion to approve the minutes for both meetings as presented. The motion was seconded by Doug Akers. Motion carried 6-0.

E. Administrative Matters

1. Overview of discussion of New Overlay Districts (I-65 North, SR 39 & SR 32)

Rachel Cardis gave an overview of the current overlays that we have in place. She presented a map with the current overlays and talked about where the new ones would be placed. She stated that the overlays will not change the underlying zoning; it gives staff standards for development if it were to come in these areas. This is to be proactive. She stated that she would use the current 421 overlay for SR 39 and the current I-65 south overlay for I-65 north. She commented that we would need to look at some of the current excluded uses when creating the new overlays. This project is to protect the view sheds through regulatory standards. She would like to have a consistent process for all the

developers. Current properties are grandfathered unless they want to build a new structure, then they have to follow the overlay for that area. We are not looking to include individuals and farms; this is for commercial and industrial development. We do not want it to be as restrictive as Zionsville and Hamilton County's overlays.

These overlays may include some changes in table 2; it will depend on what overlay language we use. Again the underlying zoning will not change. We would keep any waivers required under the APC, such as waivers for design standards. Right now we are lacking design standards and need to look at the excluded uses in the current overlay districts. We will look at the comprehensive plan when creating the overlay districts to correspond with the intersections.

The process can take a few months, there is no hurry and we want to get it right. We have to notify for at least 60 days for the public to review and comment. Once the APC makes a recommendation to the County Commissioners, they have up to 90 days to act on the recommendation.

With no further business, Doug Akers made a motion to adjourn at 7:24 p.m. Alan Wilhoite seconded the motion. Motion carried 6-0.